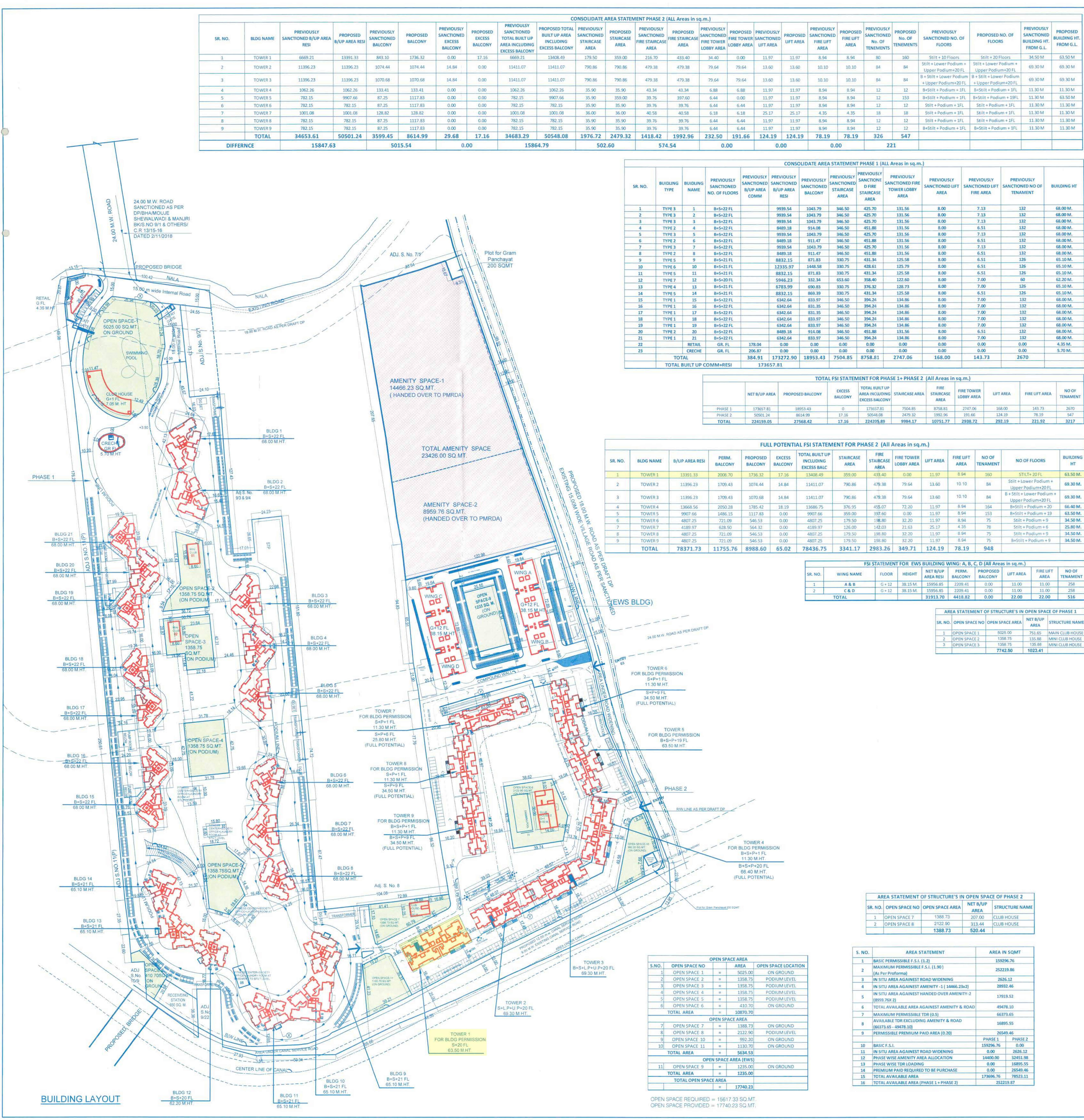




STAMP OF APPROVAL

Approved as amended in
subject to conditions stipulated in Annexure 'A'
of letter No. PMRDA/PC/14/2023/100 dated 27/10/2023
S. No. 10 of JTS No. 5/16/2023 dated 27/10/2023

Metropolitan Commissioner and
Ct of Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

FULL POTENTIAL AREA STATEMENT

Area Statement	PREVIOUSLY SANCTIONED AREA IN SQ.MT.	PROPOSED AREA IN SQ.MT.
1 a) AREA OF PLOT AS PER 7/12	16880.00	16880.00
b) AREA AS DEMARCATION	16555.87	16555.87
2 MINIMUM PLOT AREA CONSIDERED	16555.87	16555.87
3 DEDUCTION	9384.58	9384.58
a) AREA UNDER CANAL	2274.70	2274.70
b) AREA UNDER 12M W CANAL SERVICE ROAD	4483.76	4483.76
(AREA UNDER ROAD WIDENING (15 m W Village Road)	2626.12	2626.12
4 TOTAL DEDUCTION (2a+3b+3c+3d)	9384.58	9384.58
5 GROSS AREA OF PLOT (2-4)	15617.29	15617.29
6 PERMISSIBLE OPEN SPACE (10%)	1561.73	1561.73
7 PROPOSED OPEN SPACE (10%)	1561.73	17740.23
8 PERMISSIBLE AMENITY (15% OF gross plot) S+15%	2342.6	2342.6
9 PROPOSED AMENITY -1	14466.23	14466.23
10 PROPOSED AMENITY -2	8959.76	8959.76
11 TOTAL PROPOSED AMENITY 1+2 (8+10)	23426.0	23426.0
12 NET AREA OF PLOT (5-11)	132747.30	132747.30
13 PERMISSIBLE FAR FOR 24M WIDE ROAD	1.20	1.20
14 PERMISSIBLE FSI FOR 24M WIDE ROAD (L20 FOR RESI) (L2X15)	159296.76	159296.76
15 IN SITU AREA AGAINST 15.00 M.W. VILLAGE ROAD WIDENING (3c)	2626.12	2626.12
16 IN SITU AREA AGAINST AMENITY -1 (Sr No 9 X 2)	28932.46	28932.46
17 IN SITU AREA AGAINST AMENITY -2 (Sr No 10 X 2)	17919.52	17919.52
18 TOTAL AVAILABLE AREA AGAINST AMENITY & ROAD (15+16+17)	49478.10	49478.10
19 MAXIMUM PERMISSIBLE TOR (0.5 OF 12)	66373.65	66373.65
20 AVAILABLE TOR EXCLUDING AMENITY & ROAD TOR (19-18)	16895.55	16895.55
21 PREMIUM PAID FSI (0.20 OF 12)	26549.46	26549.46
22 PREMIUM PAID REQUIRED TO BE PURCHASE	26549.46	26549.46
23 NET PERMISSIBLE FSI (14+19+20+22)	252219.86	252219.86
24 MAXIMUM POTENTIAL OF PLOT (1.90 OF 12)	252219.86	252219.86
25 PROPOSED FSI OF COMM (PHASE 1)	384.91	384.91
26 PROPOSED FSI OF RESI (PHASE 1)	173772.90	173772.90
27 TOTAL PROPOSED FSI OF COMM+RESI OF PHASE 1	173657.81	173657.81
28 PROPOSED FSI OF COMM (PHASE 2)	0.00	0.00
29 PROPOSED FSI OF RESI (PHASE 2)	78436.75	78436.75
30 TOTAL PROPOSED FSI OF COMM+RESI OF PHASE 2	78436.75	78436.75
31 TOTAL PROPOSED FSI OF PHASE 1+PHASE 2	252098.56	252098.56
32 BALANCE FSI (24-31)	121.06	121.06
33 REQUIRED AREA FOR EWS (20% OF 14)	31859.35	31859.35
34 PROPOSED AREA FOR EWS	31913.70	31913.70

BUILDING PERMISSION AREA STATEMENT

Area Statement	PREVIOUSLY SANCTIONED AREA IN SQ.MT.	PROPOSED AREA IN SQ.MT.
35 NET AREA OF PLOT (as per Sr. No. 12)	132747.30	132747.30
36 PERMISSIBLE FAR FOR 24M WIDE ROAD	1.20	1.20
37 PERMISSIBLE FSI FOR 24M WIDE ROAD (L.20) (35+36)	159296.76	159296.76
38 IN SITU AREA AGAINST 15.00 M.W. VILLAGE ROAD WIDENING (2626.12)	2626.12	2626.12
39 IN SITU AREA AGAINST REMAINING AMENITY -1 (24466.23+2)	28932.46	28932.46
40 IN SITU AREA AGAINST HANDED OVER AMENITY -2 (8959.76+2)	17919.52	17919.52
41 TOTAL AVAILABLE AREA AGAINST AMENITY	46851.98	46851.98
42 MAXIMUM PERMISSIBLE TOR (66373.65)	0.00	0.00
43 PREMIUM PAID FSI (26549.46)	0.00	13469.00
44 TOTAL ADDITION (38+41+43)	49478.10	64928.10
45 NET AVAILABLE AREA (37-44)	208774.86	224224.86
46 MAXIMUM POTENTIAL OF PLOT (252219.86)	252219.86	252219.86
47 PROPOSED FSI OF COMM (PHASE 1)	384.91	384.91
48 PROPOSED FSI OF RESI (PHASE 1)	173772.90	173772.90
49 PROPOSED FSI OF COMM (PHASE 2)	0.00	0.00
50 PROPOSED FSI OF RESI (PHASE 2)	78436.75	78436.75
51 TOTAL PROPOSED FSI OF COMM+RESI OF PHASE 1+PHASE 2	230841.10	224055.39
52 BALANCE FSI (45-48)	438.76	18.97
53 REQUIRED AREA FOR EWS (20% of 37)	31859.35	31859.35
54 PROPOSED AREA FOR EWS	31913.70	31913.70
55 PROPOSED B/L UP AREA DIFFERENCE	0.00	15864.79

A CERTIFICATE OF AREA

I hereby certify that the plot under reference was surveyed by me on _____ and the dimensions of sides, etc. of plot stated on plan are as measured on site and the area so worked out, tallies with the area stated in document of ownership T/P. Scheme Records and Records Dept./City Survey records.

B DESCRIPTION OF PROPOSAL

REVISED LAYOUT OF GROUP HOUSING SCHEME AT S. Nos. 6/7/9/10/11, 6/7/9/10/2, 6/7/9/10/3, 6/7/9/10/4, 6/7/9/10/5, 6/7/9/10/6, 6/7/9/10/7, AT SHEWALWADI, TAL - HAVELI, DIST - PUNE.

C NAME, ADDRESS AND SIGNATURE OF OWNER & PAH

MR. JITESH BONDE
THROUGH M/s. JOYVILLE SHAPORJA HOUSING PVT. LTD.
POAH OF M/s. MANJRI HORSE DRIVERS FARM PVT. LTD.

E NORTH

N

F LIAISON ARCHITECT

NITIN WAGHMARE
CA/95/18785

G FOURTH DIMENSION ARCHITECTS PVT. LTD.

"PLANNERS" "ARCHITECTS" "INTERIOR DESIGNERS" "LANDSCAPE & ENVIRONMENTAL CONSULTANT"
FD HOUSE, LANE NO. 6, PRBHAT ROAD, DECCAN GYM HALLA, PUNE - 411004.
PH: +91 20 41000999, FAX: +91 20 41000888, E-mail: info@4darchitects.com
1) FEES: IS LIABLE ONLY FOR SANCTIONING AND STATUTORY SUBMISSIONS OF THE DESIGN AS SUBMITTED BY THE DESIGN ARCHITECT (DESIGN WORK WITH SANCTIONING AUTHORITY ONLY).
2) FEES: IS NOT RESPONSIBLE FOR ANY SITE REGULATION AND ANY WORK THAT HAS BEEN DONE ON SITE, WHICH IS DEEMED AS PER DRAWINGS OF DESIGN ARCHITECT.
3) OWNER HAS APPOINTED M/s. JOYVILLE SHAPORJA HOUSING PVT. LTD. AS LIAISON ARCHITECT. ALL DESIGN ARCHITECTS FOR PHASE 1 & PHASE 2 RESPECTIVELY. ALL THE ARCHITECTURAL DRAWINGS, INCLUDING TO COMPLETE THE WORK WILL BE PREPARED PROVIDED BY THEM.
4) M/s. 4DPA is NOT THE RESPONSIBLE ARCHITECT FOR THE ENTIRE PROJECT.

H SCALE

1:1000

I DATE

20.03.2023

J DRAWN BY

DEEPAI

K CHECKED BY

ABHIJEET

L JOB NO

Sign of concerned Person

M SIGN OF CONCERNED PERSON

ABHIJEET

N SIGN OF CONCERNED PERSON

ANU

O REVISIONS

RO	R1	R2	R3	R4
27.02.2020	30.09.2020	21.10.2022	--	--